

AGENDA
SUBDIVISION COMMITTEE MEETING
Division of Planning Conference Room, 8:30 a.m.

October 6, 2011

LAND SUBDIVISION TECHNICAL COMMITTEE - The Land Subdivision Technical Committee met on Wednesday, September 28, 2011, at 8:30 a.m. Committee members in attendance were: Hillard Newman, Division of Engineering; Jeff Neal, Division of Traffic Engineering; Bob Carpenter, Division of Building Inspection; Gary Warner, Division of Waste Management; Jim Rebmann, Division of Environmental Quality; Tim Queary, Environmental Policy; Paul Hockensmith, Addressing Office; Joe Oakley, Kentucky Utilities; Chris Cooperrider, Parks and Recreation; Captain Charles Bowen, Division of Fire and Emergency Services; Larry Lewis, Columbia Gas and Debbie Barnett, Division of Sanitary Sewers. Planning Staff members in attendance were Tom Martin, Cheryl Gallt, Chris Taylor, Barbara Rackers and Jim Marx. The Committee made recommendations on plans as noted.

General Notes

The following notes automatically apply to all plans listed on this docket (unless a waiver of any section is granted by the Planning Commission).

1. All preliminary and final subdivision plans are required to conform with the provisions of Article 5 of the Land Subdivision Regulations.
2. All development plans are required to conform with the provisions of Article 21 of the Zoning Ordinance.

A. MAJOR SUBDIVISION ITEMS AND DEVELOPMENT PLANS

1. FINAL SUBDIVISION PLANS - (Tentatively scheduled for the October 13, 2011, Planning Commission Meeting)

- a. PLAN 2011-102F: MAHAN PROPERTY, UNIT 1-H (12/1/11)* - located at Ridgewater Drive and Manitoba Lane.
(Council District 4) **(EA Partners)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Clarify floodplain line and required setback (CLOMR information).

- b. PLAN 2011-103F: MAHAN PROPERTY, UNIT 1-I (12/1/11)* - located at Ridgewater Drive and Manitoba Lane.
(Council District 4) **(EA Partners)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Clarify floodplain line and required setback (CLOMR information).

- c. PLAN 2011-104F: MAHAN PROPERTY, UNIT 1-J (12/1/11)* - located at Ridgewater Drive and Manitoba Lane.
(Council District 4) **(EA Partners)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Clarify floodplain line and required setback (CLOMR information).

- d. PLAN 2011-105F: SPY COAST FARM KENTUCKY, LLC (12/1/11)* - located at 3229 Iron Works Road.
(Council District 12) **(MSE)**

Note: The purpose of this final record plat is to subdivide one 330-acre lot into 5 lots, ranging between 40-106-acre lots zoned A-R. This subdivision also requires the posting of a sign and an affidavit of such.

The Technical Committee and Staff Recommended: **Approval**, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection area(s) and required street tree information.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote Board of Health's approval of septic system prior to any building permits.
8. Addition of private utility providers per Article 5-4 of the Land Subdivision Regulations.
9. Denote access easement cross-section.
10. Addition of easement responsibility note per Article 5-4 of the Land Subdivision Regulations.
11. Denote 25' floodplain setback.
12. Complete adjoining property information (northwest).
13. Addition of street frontage in site statistics.
14. Provided the Planning Commission grants a waiver for frontage requirements FOR Lot 2.
15. Denote access to lot 4.

- e. PLAN 2011-74F: SABLE HOLDINGS II, LLC. (12/27/11)* - located at 615-617 West Short Street.
(Council District 2) **(2020 Land Surveying)**

Note: The Planning Commission indefinitely postponed this plan at the September 8, 2011, meeting. On September 28, 2011, the applicant submitted a revised plan.

The Subdivision Committee Recommended: **Postponement**. The proposed subdivision of property does not meet the minimum requirements of the High Density Apartment (R-4) zone.

Note: The applicant now requests that this item be considered for approval.

The Staff will report at the meeting.

2. DEVELOPMENT PLANS – (Tentatively scheduled for the October 13, 2011, Planning Commission Meeting)

- a. DP 2011-83: SHARKEY PROPERTY, UNIT 1, LOTS 8 & 13 (AMD) (12/1/11)* - located at 1781 Sharkey Way.
(Council District 2) **(Barrett Partners)**

Note: The purpose of this amendment is to revise the buildable area, parking & circulation and add a drive-through lane.

The Technical Committee and Staff Recommended: **Postponement**. There were questions regarding the amount of parking spaces provided for the use proposed on the property.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Division of Fire's approval of emergency access and fire hydrant locations.
7. Division of Waste Management's approval of refuse collection.
8. Addition of final record plat for property (Plat Cab. M, Sl. 255).
9. Label tree island from previous plan.
10. Addition of grease trap note to the approval of the Division of Water Quality.
11. Discuss the need for additional parking (over the minimum).

- b. DP 2011-84: MICHAEL GENTRY PROPERTY (12/1/11)* - located at 3292 Richmond Road.
(Council District 7) **(EA Partners)**

The Technical Committee and Staff Recommended: **Postponement**. There were questions regarding the site grading, the extent of fill, site access & dumpster location.

Should this plan be approved, the following requirements should be considered:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Bike and Pedestrian Planner's approval of bike trails and pedestrian facilities.

7. Division of Fire's approval of emergency access and fire hydrant locations.
 8. Division of Waste Management's approval of refuse collection.
 9. Provide drive aisle dimensions.
 10. Denote building height.
 11. Denote: "No building permit for Lot 2 shall be issued until a final development plan is approved by the Planning Commission."
 12. Discuss the dumpster location.
 13. Discuss location of proposed access easement for Lot 2.
 14. Discuss proposed fill.
 15. Discuss sidewalk and pedestrian facilities.
 16. Discuss parking (required & proposed).
- c. DP 2011-85: WIGGINS & COMPANY, INC (AMD) (12/1/11)* - located at 2490 Nicholasville Road.
(Council District 4)

Note: The purpose of this amendment is to revise development of 2490 Nicholasville Road.

The Technical Committee and Staff Recommended: **Approval**, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
 2. Urban County Traffic Engineer's approval of street cross-sections and access.
 3. Building Inspection's approval of landscaping and landscape buffers.
 4. Addressing Office's approval of street names and addresses.
 5. Urban Forester's approval of tree protection plan.
 6. Division of Fire's approval of emergency access and fire hydrant locations.
 7. Division of Waste Management's approval of refuse collection.
 8. Addition of adjacent property information.
 9. Addition of topographic information for convenience store lot.
 10. Denote height of proposed building.
 11. Addition of erosion control plan note per Article 21-6(a)(14) of the Zoning Ordinance.
 12. Denote the Board of Adjustment's approval for the variances prior to certification.
 13. Kentucky Transportation Cabinet's approval of access to Nicholasville Road.
- d. DP 2011-86: HAMBURG PLACE COMMUNITY (MULTI-FAMILY), PH II-A, LOT 3 (12/1/11)* - located at 2391 Sir Barton Way. (Council District 6) **(HDR)**

The Technical Committee and Staff Recommended: **Approval**, subject to the following requirements:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers and floodplain information.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and landscape buffers.
4. Addressing Office's approval of street names and addresses.
5. Urban Forester's approval of tree protection plan.
6. Bike & Pedestrian Planner's approval of bike trail and pedestrian facilities.
7. Division of Fire's approval of emergency access and fire hydrant locations.
8. Division of Waste Management's approval of refuse collection.
9. Remove note #18.
10. Add a reference to Article 19 of the Zoning Ordinance to note #20.
11. Denote construction entrance location on plan.
12. Denote actual height of buildings.
13. Clarify tree protection area and tree protection plan for Lot 3.
14. Correct zoning reference on Sir Barton Way (R-3 to R-4).
15. Denote zone boundary on Old Rosebud Road (R-4/R-3)
16. Dimension courtyards.
17. Remove location of proposed garages along Old Rosebud Road frontage.
18. Relocate trash compactor out of sanitary sewer easement.
19. Discuss resolution of proposed 20' setback.
20. Discuss status of CLOMR.
21. Discuss status of traffic signal and right lane signal per notes #13 & 14.

C. REAPPROVALS – (Tentatively scheduled for the October 13, 2011, Planning Commission Meeting)

1. PLAN 2005-166F: CLARK PROPERTY, UNIT 1-B, SEC. 2 (12/27/11)* - located at 1551 Deer Haven Lane (a portion of).
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 14, 2005. All but eight lots of this subdivision plats were recorded (and created) on September 30, 2005. The Commission reapproved this plat for Section 2 on July 13, 2006; July 12, 2007; and September 11, 2008; and granted an extension on September 10, 2009 and September 9, 2010, subject to the conditions listed below.

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
3. Building Inspection's approval of landscaping.
4. Addition of utility and street light easements by the utility companies and the Urban County Traffic Engineer.
5. Urban Forester's approval of tree preservation plan.
6. Approval of street names and addresses by e911 staff.
7. Addition of exaction information.

Note: The applicant now requests reapproval for Section 2 of the plan.

The Staff Recommended: **Reapproval**, subject to the original conditions, revising the following:

5. Urban Forester's approval of tree preservation plan and required street tree information.
2. PLAN 2006-139F: NEWMARKET PROPERTY UNITS 1-D & 7-A (12/27/11)* - located at 1321 Deer Haven Lane (a portion of).
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on July 13, 2006, and reapproved it on November 8, 2007 and January 15, 2009, subject to the conditions listed below.

1. Urban County Engineer's acceptance of drainage, storm, and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections.
3. Building Inspection's approval of landscaping and required street tree information.
4. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
5. Approval of addresses by e911 staff.
6. Denote: This property shall be developed in accordance with the approved final development plan.

Note: The applicant now requests reapproval of the plan.

The Staff Recommended: **Reapproval**, subject to the original conditions, revising the following:

3. Building Inspection's approval of landscaping ~~and required street tree information~~.
- Adding the following:
7. Urban Forester's approval of tree preservation plan and required street tree information.

3. PLAN 2006-240F: NEWMARKET, PHASE I, UNIT 1-E (12/27/11)* – located at 1201 Deer Haven Lane (a portion of).
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on November 9, 2006, and reapproved it on November 8, 2007 and January 15, 2009, subject to the conditions listed below.

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addressing by e911 staff.
5. Urban Forester's approval of tree preservation areas.
6. Label Tree Protection Area (TPA) per conditional zoning restrictions.

Note: The applicant now requests reapproval of the plan.

The Staff Recommended: **Reapproval**, subject to the original conditions, revising the following:

3. Building Inspection's approval of landscaping ~~and required street tree information~~.
5. Urban Forester's approval of tree preservation plan and required street tree information.

4. PLAN 2007-156F: CLARK PROPERTY, UNIT 1-M (12/27/11)* - located at Polo Club Boulevard and Ice House Way.
(Council District 12) **(EA Partners)**

Note: The Planning Commission originally approved this plan on August 9, 2007; reapproved it on September 11, 2008 and granted an extension on September 10, 2009 and September 9, 2010, subject to the following conditions:

1. Urban County Engineer's acceptance of drainage, storm and sanitary sewers.
2. Urban County Traffic Engineer's approval of street cross-sections and access.
3. Building Inspection's approval of landscaping and required street tree information.
4. Approval of street addresses as per e911 staff.
5. Urban Forester's approval of tree preservation plan.
6. Addition of utility and street light easements as required by the utility companies and the Urban County Traffic Engineer.
7. Denote: This property shall be developed in accordance with the approved final development plan.
8. Verification of exaction information by Division of Planning.

Note: The applicant now requests reapproval of the plan.

The Staff Recommended: **Reapproval**, subject to the original conditions, revising the following:

3. Building Inspection's approval of landscaping ~~and required street tree information~~.
5. Urban Forester's approval of tree preservation plan ~~and required street tree information~~.

D. POSTPONED ITEM – (Tentatively scheduled for the October 13, 2011, Planning Commission Meeting)

1. **PLAN 2011-90F: COLDSTREAM RESEARCH CAMPUS, UNIT 3, LOTS 8, 9-A & 9-B (AMD)** (10/30/11)* - located at 1676 & 1648 McGrathiana Parkway. (Council District 2) **(Strand Associates)**

E. COMMISSION ITEMS – (Tentatively scheduled for the October 13, 2011, Planning Commission Meeting)

- A. RESOLUTION FOR FORMER PLANNING COMMISSION MEMBER** – At this time, the Commission and the staff would like to express their sincere appreciation to Ms. Carolyn Richardson for her dedication and service to the Planning Commission and the citizens of Lexington-Fayette County.

F. STAFF ITEMS – (Tentatively scheduled for the October 13, 2011, Planning Commission Meeting)

- A. BOAR 2011-1: JAMES V. JOHNSON** – an appeal of BOAR denial of a change to the property (paint previously unpainted brick walls and chimney on both the left and right side of the structure).

The staff will report at the meeting.

G. NEXT MEETING DATES

Subdivision Items Public Meeting , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 13, 2011
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 20, 2011
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (Phoenix Building)	October 26, 2011
Zoning Items Public Hearing , Thursday, 1:30 p.m., 2 nd Floor Council Chambers	October 27, 2011
Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (Phoenix Building)	November 3, 2011
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (Phoenix Building)	November 3, 2011